

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-04-01  
1-13-04

04-0 -0265

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA,  
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **Constitution Road, S.E. (aka 2120 Forrest Park Road, S.E.)** be changed from the **I-2 (Heavy Industrial), R-4 (Single-Family Residential) & R-5 (Two-Family Residential)** District (s), to the **RG-4 (Residential General-Sector 4)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 6 of the 14<sup>th</sup> District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SAFETY RAILWAY SERVICE CORP.LEGAL DESCRIPTION - PARCEL II27.03 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8, 14th. DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FOREST PARK ROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, NORTH  $04^{\circ}-13'$  EAST, - MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FOREST PARK ROAD, SAID LINE BEING PARALLEL TO AND 20 FEET EASTWARDLY FROM, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD, A DISTANCE OF 311.0 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SOUTH BEND CEMETERY; THENCE, SOUTH  $85^{\circ}-47'$  EAST, MEASURED ALONG THE SOUTHERLY LINE OF SAID CEMETERY, A DISTANCE OF 306.3 FEET TO A POINT; THENCE, NORTH  $04^{\circ}-03'$  EAST, MEASURED ALONG THE EASTERLY LINE OF SAID CEMETERY, A DISTANCE OF 271.9 FEET TO A POINT; THENCE, NORTH  $85^{\circ}-47'$  WEST, MEASURED ALONG THE NORTHERLY LINE OF SAID CEMETERY, A DISTANCE OF 305.5 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF FOREST PARK ROAD; THENCE, NORTH  $04^{\circ}-13'$  EAST, MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FOREST PARK ROAD, SAID LINE BEING PARALLEL TO AND 20 FEET EASTWARDLY FROM, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD, A DISTANCE OF 549.91 FEET TO A POINT; RUNNING THENCE SOUTH  $54^{\circ}-07'-04''$  EAST 549.15 FEET TO A POINT; RUNNING THENCE NORTH

$23^{\circ}-13'-34''$  EAST 175 FEET TO A POINT; RUNNING THENCE SOUTH  $55^{\circ}-43'$  EAST 312.12 FEET TO A POINT; RUNNING THENCE NORTH  $34^{\circ}-17'$  EAST 160.66 FEET TO THE SOUTHERN RAILWAY RIGHT-OF-WAY LINE; RUNNING THENCE SOUTH  $55^{\circ}-43'$  EAST 385.81 FEET ALONG THE SOUTHERN RAILWAY RIGHT-OF-WAY TO A POINT; RUNNING THENCE SOUTH  $1^{\circ}-46'$  WEST 893.31 FEET TO THE NORTH SIDE OF CONSTITUTION ROAD; RUNNING THENCE WESTERLY ALONG THE NORTH SIDE OF CONSTITUTION ROAD 1281.6 FEET TO FOREST PARK ROAD AND THE POINT OF BEGINNING, CONTAINING 27.03 ACRES ACCORDING TO PLAT PREPARED BY A. S. GIOUETTI & ASSOCIATES, INC. DATED 11-16-02.

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